

**DRAFT MEETING MINUTES  
CITY OF MILPITAS**

Minutes of: Regular Meeting of the Redevelopment Agency  
(Including Joint Meeting with the City Council)

Date: Tuesday, March 21, 2006

Time: 7:00 PM

Location: City Hall Council Chambers, 455 E. Calaveras Blvd.

**JOINT REDEVELOPMENT AGENCY AND CITY COUNCIL MEETING**

**RA1. CALL TO ORDER** Mayor/Agency Chairman Esteves called to order the regular meeting of the Milpitas Redevelopment Agency, meeting jointly with the City Council, at 8:12 PM.

**RA2. ROLL CALL** **PRESENT:** Mayor/Chair Esteves, Vice Mayor/Vice Chair Gomez, and Agency/Councilmembers Giordano, Livengood and Polanski

**ABSENT:** None

**RA3. MINUTES** Motion: approve the Redevelopment Agency minutes of March 7, 2006, including joint meeting with the City Council, as submitted.

Motion/Second: Vice Chair/Vice Mayor Gomez / Agency/Councilmember Giordano

Motion carried by a vote of: AYES: 5  
NOES: 0

**RA4. Approval of Agenda and Consent Calendar** Motion: approve the agenda and consent calendar, as amended

Item No. RA8 was requested to be removed from Consent.

Motion/Second: Vice Chair/Vice Mayor Gomez / Agency/Councilmember Giordano

Motion carried by a vote of: AYES: 5  
NOES: 0

**RA 5. Resolution to Approve Allocation of Redevelopment Agency 20% Housing Set-Aside Funds to the Housing Trust Fund of Santa Clara County**

Prior to the discussion and vote on this issue, Mayor Esteves departed the Chambers. Vice Mayor/Vice Chair Gomez presided over this agenda item.

Principal Housing Planner Felix Reliford reviewed the facts as to how the Housing Trust of Santa Clara County began as a collaborative between the private and public sectors in 2001, and leveraged almost \$1 billion dollars toward housing needs. The City of Milpitas provided \$500,000 toward new senior development (DeVries Place) and last year \$150,000 was allocated to Senior Housing Solutions for a single family home. \$800,000 would be allocated to City of Milpitas low-income residents from the Trust for housing to date, with this evening's approval. Also, 28 Milpitas residents have received first-time home buyer loans, totaling approximately \$200,000.

Mr. Reliford explained that, as in the past, the Redevelopment Agency was requested to adopt a resolution to specify that funds go to Milpitas residents and workers specifically, for the money contributed from this City.

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Mr. Taylor Dial, Executive Director of the Housing Trust, spoke to the Agency members, describing the many housing opportunities for Milpitas residents that have occurred over the last five years. The Trust Fund had allowed 28 Milpitas to buy their first homes, among other accomplishments, and helped 1,176 families over the past three years. Now, they were trying to raise \$1.5 million over the next three years.

Mr. Dial, on behalf of the Housing Trust Fund, requested \$150,000 from the City of Milpitas, the same amount allocated last year, on this date for the next effort of Phase III of the fundraising.

Councilmember Livengood asked about how wealthier cities such as Los Altos respond to lower income housing needs. Mr. Dial said the wealthier cities contributed money even though it may not be spent in their cities directly, but recognized the need for regional housing. City Attorney Steve Mattas elaborated on the City of Los Altos Hills, and how it satisfies its "fair share" obligation, with second floor units on some homes there and other steps.

Councilmember Livengood noted the continued commitment of the private sector in contributing to the Housing Trust Fund (going beyond asking City governments). The other aspect was the admirable leveraging of funds to garner more money toward housing needs in the Santa Clara Valley.

MOTION:

1. Approve budget appropriation of \$150,000 in the Housing Reserve Funds for payment to the Housing Trust Fund of Santa Clara County.
2. Adopt Resolution No. RA250 demonstrating a compelling need to prefer Milpitas residents and workers for housing units using Housing Reserve Funds contributed to the Housing Trust Fund of Santa Clara County.

Motion/Second: Agency/Councilmember Polanski / Agency/Councilmember Giordano

Motion carried by a vote of:

AYES: 4  
NOES: 0  
ABSTAIN: 1 (Esteves)

**\* RA 6. Plans and Specifications for Midtown East Parking Garage Foundation**

Approved Plans and Specifications and Authorize the Advertisement for Bid Proposals: Midtown East Parking Garage Foundation Piles, Chong Partners, Project No. 8161

**\* RA 7. Agreement for Public Works Inspection Services with TRS Consultants**

Authorized the City Manager to Execute an Agreement for Public Works Inspection Services with TRS Consultants for S. Park Victoria Drive Improvements (Phase 1), Well Upgrade, City Reservoir Evaluation & Upgrades, Gibraltar Pump Station, Berryessa Pump Station, Pool Resurfacing, Project Nos. 4225, 7076, 7091, 7101, 8138, 8180, and Various Other Capital Improvement Projects as Needed.

**RA 8. Authorize the City Manager to Execute a Lease Agreement for Construction Office Space at 82 N. Main Street, Project No. 8154**

Mayor Esteves returned to the Council Chambers prior to the discussion of this item.

Councilmember Livengood removed this from consent for one question regarding the term of the lease. Staff clarified the term of the lease was for two years (not three).

Motion: authorize the City Manager to execute a lease agreement for construction offices with Harpreet Singh Chaudhary for 82 N. Main Street in Milpitas (as described in the staff report), subject to approval as to form by the City Attorney.

Motion/Second: Councilmember Livengood/Councilmember Polanski

Motion carried by a vote of:

AYES: 5

NOES: 0

**RA 9. ADJOURNMENT**

Chair/Mayor Esteves adjourned the Redevelopment Agency meeting at 8:27 PM.

*Meeting Minutes respectfully submitted by:*

Mary Lavelle  
Agency Secretary